

138.0

0005

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

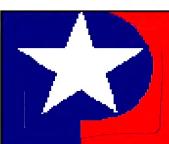
760,700 / 760,700

USE VALUE:

760,700 / 760,700

ASSESSED:

760,700 / 760,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		VENNER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: JOKINEN ALLEN	
Owner 2: JOKINEN DEBORAH	
Owner 3:	

Street 1: 43 VENNER ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: JOKINEN ALLEN -

Owner 2: -

Street 1: 43 VENNER ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Clapboard Exterior and 1192 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7052	Sq. Ft.	Site			0	90.	0.90	10									568,407						568,400	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								7052.000		192,300				568,400		760,700						88808	
																						GIS Ref	
																						GIS Ref	
																						Insp Date	
																						02/21/19	

USER DEFINED

Prior Id # 1:	88808
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	11:13:02
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								Parcel ID		138.0-0005-0006.0	
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV		192,300	0	7,052.	568,400	760,700		Year end	12/23/2021
2021	101	FV		185,700	0	7,052.	568,400	754,100		Year End Roll	12/10/2020
2020	101	FV		185,800	0	7,052.	568,400	754,200		754,200 Year End Roll	12/18/2019
2019	101	FV		199,600	0	7,052.	600,000	799,600		799,600 Year End Roll	1/3/2019
2018	101	FV		199,600	0	7,052.	442,100	641,700		641,700 Year End Roll	12/20/2017
2017	101	FV		199,000	0	7,052.	423,100	622,100		622,100 Year End Roll	1/3/2017
2016	101	FV		199,000	0	7,052.	391,600	590,600		590,600 Year End	1/4/2016
2015	101	FV		186,600	0	7,052.	328,400	515,000		515,000 Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOKINEN ALLEN	51013-172		4/10/2008	Family		1	No	No	
	13620-413		1/1/1901	Family			No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/21/2019		Entry Denied						DGM D Mann
8/31/2017		MEAS&NOTICE						HS Hanne S
2/9/2009		Measured						372 PATRIOT
11/18/1999		Mailer Sent						
11/9/1999		Measured						263 PATRIOT
1/1/1982								CM

ACTIVITY INFORMATION

Date	Result	By	Name
2/21/2019	Entry Denied	DGM	D Mann
8/31/2017	MEAS&NOTICE	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
11/18/1999	Mailer Sent		
11/9/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 5 - Cape	1H - 1 & 1/2 Sty	Full Bath: 1	Rating: Average															
(Liv) Units: 1	Total: 1	A Bath: 1	Rating:															
Foundation: 1 - Concrete		3/4 Bath: 1	Rating:															
Frame: 1 - Wood		A 3QBth: 1	Rating:															
Prime Wall: 2 - Clapboard		1/2 Bath: 1	Rating:															
Sec Wall: %		A HBth: 1	Rating:															
Roof Struct: 1 - Gable		OthrFix: 1	Rating:															
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES																
Color: BLUE		Kits: 1	Rating: Average															
View / Desir:		A Kits: 1	Rating:															
GENERAL INFORMATION		Fpl: 1	Rating: Good															
Grade: C - Average		WSFlue: 1	Rating:															
Year Blt: 1948		Eff Yr Blt:																
Alt LUC:		Alt %:																
Jurisdct:		Fact: .																
Const Mod:																		
Lump Sum Adj:																		
INTERIOR INFORMATION																		
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %															
Prim Int Wal 1 - Drywall		Functional:	%															
Sec Int Wall: %		Economic:	%															
Partition: T - Typical		Special:	%															
Prim Floors: 4 - Carpet		Override:	%															
Sec Floors: %		Total: 31	%															
Bsmnt Flr: 12 - Concrete		DEPRECIATION																
Subfloor:		Basic \$ / SQ: 110.00	CALC SUMMARY															
Bsmnt Gar:		Size Adj.: 1.35000002	COMPARABLE SALES															
Electric: 3 - Typical		Const Adj.: 0.99000001																
Insulation: 2 - Typical		Adj \$ / SQ: 147.015																
Int vs Ext: S		Other Features: 63250																
Heat Fuel: 1 - Oil		Grade Factor: 1.00																
Heat Type: 3 - Forced H/W		NBHD Inf: 1.00000000																
# Heat Sys: 1	% Heated: 100	NBHD Mod: 1.00																
Solar HW: NO		LUC Factor: 1.00																
% Com Wal		Adj Total: 278659																
		Depreciation: 86384																
		Depreciated Total: 192275																
MOBILE HOME																		
Make:		Model:																
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 138.0-0005-0006.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N		Total Yard Items:			Total Special Features:				Total:									